



## ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

*Promoting the Wise Use of Land • Helping to Build Great Communities*

### WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is [www.sloplanning.org](http://www.sloplanning.org).

#### **Proposed Negative Declarations**

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

#### **For Week of February 14, 2008**

##### Paso Robles Area

Phillips and Clearwire Conditional Use Permit. Request by George Phillips and Clearwire to allow the construction and operation of an unmanned wireless telecommunications facility consisting of two (2) 45-inch high panel antennas flush mounted on two (2) 8'-8" high poles (one antenna per pole); two (2) 24-inch square microwave antennas flush mounted on one (1) 7'-7" high pole; one (1) equipment cabinet housed in a 113 square foot shelter; and approximately 200 linear feet of utility trenching. The project will result in the disturbance of approximately 660 square feet of a 1.7 acre parcel. The proposed project is within the Residential Suburban land use category. The project is located at 301 Beverly Avenue, approximately 500 feet west of Vine Street, approximately 500 feet west of the City of Paso Robles, in the Salinas River planning area. ED07-121 (DRC2006-00176)

##### Salinas River Area

Jaureguay Vesting Tentative Parcel Map. Request by Jean Jaureguay for a Vesting Tentative Parcel map (CO 04-0575) to subdivide an existing 40 acre parcel into 2 parcels of 20 acres each for the purpose of sale and/or development and allow the parcel to be designated a Transfer of Density Credit (TDC) receiver site.

The project will result in the disturbance of approximately 16,250 square feet for off-site road improvements. The proposed project is within the Agriculture land use category and is within the Airport Review area and is located at 5880 Buena Vista Drive, approximately 1,300 feet north of Buena Vista Drive, adjacent to and northwest of the Paso Robles Urban Reserve Line. The site is in the Salinas River planning area. ED06-190 (SUB2005-00074)

#### Creston Area

Montgomery Grading Permit. Request by Pat and Skip Montgomery to grade for a single-family residence with attached garage, driveway, and 1,500 gallon water tank, which will result in the disturbance of approximately 27,442.8 square feet, including approximately 500 cubic yards of cut and 500 cubic yards of fill, on a 10 acre parcel. The project is within the Residential Rural land use category and is located at 3555 Yosemite Place 1,200 feet southeast of Sunburst Road (approximately 4,055 feet southeast of Highway 41) in the community of Creston. The site is in the El Pomar-Estrella planning area. ED07-200 (PMT2007-00906)

#### San Luis Obispo Area

Romero Conditional Use Permit. Request by Terry Romero to allow construction of an approximate 116,000 square foot mini storage facility. The facility would include a 1,350 square foot office building. The project will result in the disturbance of the entire 5.68 acre parcel. The proposed project is within the Industrial land use category. The project is located on the east side of Broad Street (4850 Broad Street) approximately 200 feet north of Buckley Road, approximately 0.5 mile south of the City of San Luis Obispo. The site is in the San Luis Obispo planning area. ED05-177 (DRC2004-00208)

#### Nipomo Area

County Public Works – Pomeroy Road Improvements. A proposal by County Public Works to construct a left turn lane on Pomeroy Road at Camino Caballo and Juniper Street and install a new storm drain inlet with an overflow pipeline to improve existing drainage. The project is located along Pomeroy Road, between Primrose Lane and Inga Street, north of Tefft Street, in the community of Nipomo, in the South County planning area. ED02-334 (WBS#300155)

### **Environmental Impact Reports**

Santa Margarita Ranch Agricultural Cluster Subdivision Project. The Revised Draft Environmental Impact Report (RDEIR) for the Santa Margarita Ranch Agricultural Cluster Subdivision Project and Future Development Program (SO30115U, Tract 2586) is complete and available for public review and comment. The RDEIR is a revision to the Draft Environmental Impact Report (DEIR) prepared for the Santa Margarita Ranch Agricultural Cluster Subdivision Project and Future Development Program. It is intended to address several issues that have arisen since the time the DEIR was originally prepared for the project and program. The proposed project is within the Agriculture land use category and is located south of the community of Santa Margarita southwest of West Pozo Road.

Copies of the RDEIR are available at the following locations: Santa Margarita Library, Cal Poly Library and City/ County Library of San Luis Obispo. Copies are also available on loan and for review at the Environmental Division of the Planning Department, located at the 976 Osos St., Room 300, San Luis Obispo, 93408-2040. The EIR is on the Planning Department's web site at: [www.sloplanning.org](http://www.sloplanning.org) under

“Environmental Information and Natural Resources”, then “Environmental Notices, Proposed Negative Declarations, EIRs and other Documents”.

#### ENVIRONMENTAL IMPACTS:

The RDEIR is a revision to the Draft EIR prepared for the project. It is intended to address several issues that have arisen since the time the Draft EIR was originally prepared for the project. The RDEIR updated analysis includes agricultural resources, air quality, biological resources, drainage, erosion and sedimentation, public safety, public services, transportation and circulation, water and wastewater, alternatives, and Appendix H. The RDEIR also considers three additional project alternatives.

#### HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the RDEIR should submit a written statement by 5:00 p.m. on March 28, 2008, to:

Martha Miller, Project Manager  
County Planning & Building Dept.  
976 Osos St., Rm. 300  
San Luis Obispo, CA 93408-2040

If you need more information about this project, please contact Martha Miller at (805)781-4576 (or e-mail: [mlmiller@co.slo.ca.us](mailto:mlmiller@co.slo.ca.us)).

#### PUBLIC HEARING:

The public hearing before the Planning Commission to certify the EIR and consider the project for approval has been tentatively scheduled for July 2008, in the Board of Supervisors Chambers, County Government Center, San Luis Obispo. If you plan to attend, please call two weeks before this date to verify.